Wichita-Sedgwick County Metropolitan Area Planning Department

July 31, 2020

Jessica and Jacob Holle
12215 West Briarwood Circle
Wichita, KS 67235

Knolla Remodeling
Attn: Jason Knolla
725 N. Redbarn
Wichita, KS 67212

Re: **BZA2020-00027: Administrative Adjustment to reduce the rear yard setback from 20-feet to 14-feet on property zoned SF-5 Single-Family Residential.**

Legal Description: Lot 6, Block 2, Walnut Creek Addition, Wichita, Sedgwick County, Kansas; generally located southwest of the intersection of West 13th Street North and North 119th Street West (12215 West Briarwood Circle)

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the rear yard setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the rear setback to 14-feet to allow the deck to be rebuilt with a roof structure.

Section V-I.2.a of the Unified Zoning Code ("UZC") allows reducing minimum rear setback by up to 50% as required by the property development standards of the zoning district when adjacent to a reserve or when the encroachment is less than 300 square feet. This adjustment is permissible when the provisions of those sections and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setbacks as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The location of the proposed rear setback reduction will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas as this is adjacent to a reserve; street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Abutting sites are zoned B-Multi-Family and the reduction of the rear yard setback will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the rear yard setback by 30 % from 20-feet to 14-feet is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan and the attached legal description of the setback areas.

2) The applicant shall obtain a building permit and complete construction within one year of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to building, health and fire.

3) The setback reduction shall apply only to the rear yard setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

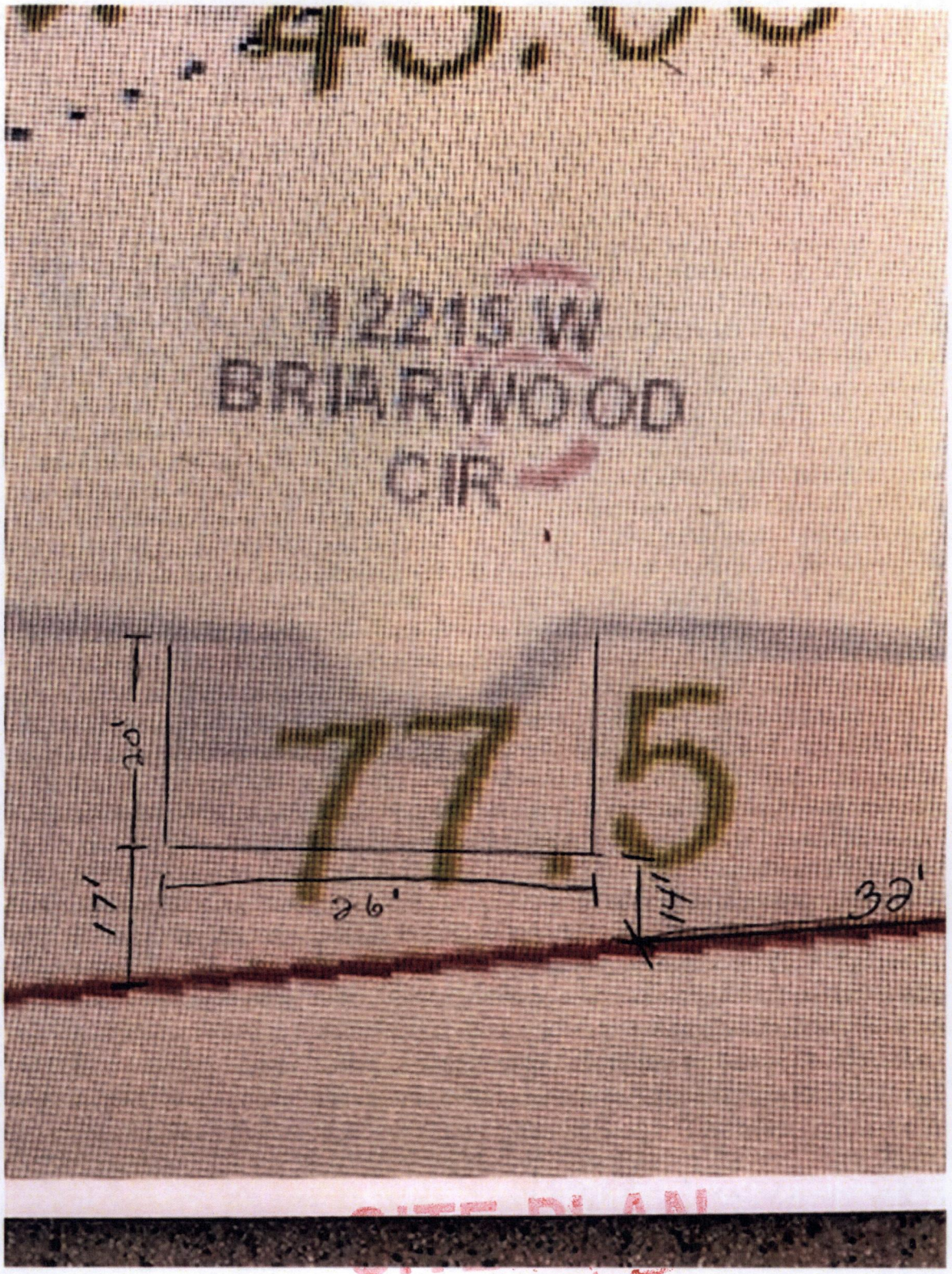
Chris Labrum, Director
Metropolitan Area Building and Construction Department

cc: MABCD
Brian Frye, CM District V
Cory Buchta, CSR District V

SITE PLAN

APPROVED 7/31/2020 BZA2020-27

Jason Knolla 12215 Briarwood Circle Administrative Adjustment 7/16/2020



SITE PLAN

APPROVED